

ORDINANCE NO. 020516-20

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING, REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3039-3101 STATE HIGHWAY 71 EAST AND 2908-3004 MELDRUM ROAD FROM INTERIM SINGLE FAMILY RESIDENCE STANDARD LOT (I-SF-2) DISTRICT AND RURAL RESIDENCE (RR) DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base districts on the property described in File C14-01-0186, as follows:

Tract One: From interim single family residence standard lot (I-SF-2) district to general commercial services-conditional overlay (CS-CO) combining district.

Lots 26-29 and 34-37, Glenbrook Addition Section 1 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 5, Page 30, of the Plat Records of Travis County, Texas, and

Tract Two: From rural residence (RR) district to general commercial services-conditional overlay (CS-CO) combining district.

A 1.43 acre tract of land, more or less, out of the Santiago del Valle Grant in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

locally known as 3039-3101 State Highway 71 East and 2908-3004 Meldrum Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. A 15-foot wide vegetative buffer shall be provided and maintained along and adjacent to Meldrum Road. Improvements permitted within the buffer zone are limited to

drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

2. The following uses of the Property are prohibited uses:

Adult oriented businesses

Vehicle storage

Stables

Theater

Custom manufacturing

Funeral services

Hotel-motel

Indoor entertainment

Indoor sports and recreation

Outdoor entertainment

Pawn shop services

Bed and breakfast (Groups 1&2)

Campground

Cocktail lounge

Commercial blood plasma center

Outdoor sports and recreation

Marina

Scrap and salvage

Special use historic

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district and other applicable requirements of the City Code.

PART 3. The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 4. This ordinance takes effect on May 27, 2002.

PASSED AND APPROVED

May 16, 2002

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Gustavo L. Garcia

Gustavo L. Garcia
Mayor

APPROVED:

Sedora Jefferson
Sedora Jefferson
City Attorney

ATTEST:

Shirley A. Brown
Shirley A. Brown
City Clerk

Perrin & Meador

Complete Surveying and Mapping Services

P. O. Box 88, Georgetown, Texas 78627

Telephone 512 - 863-5852

EXHIBIT A

Field notes for a tract of 1.43 acre of land out of the Santiago del Valle Grant in Travis County, Texas; being that 1.43 acre tract described in a deed from Albin Carl Jacobson, et ux, to Del Valle Gin Co., dated July 29, 1958, and recorded in Volume 1950, Page 254 of the Deed Records of Travis County, Texas.

Beginning at an iron pipe found, in the northerly margin of Texas State Highway 71, marking the southwest corner of the above described 1.43 acre tract; said point also being the southeast corner of Lot 29 of GLENBROOK ADDITION SECTION ONE, a subdivision in the City of Austin, Travis County, Texas, recorded in Volume 5, Page 30 of the Plat Records of Travis County, Texas; for the POINT OF BEGINNING and Southwest corner hereof.

Thence leaving said highway, and proceeding along the west line of said 1.43 acre tract and the east line of said Lot 29, N 30° 47' E 225.00 ft. to an iron stake set at the northeast corner of said Lot 29 and the southeast corner of Lot 34 of said GLENBROOK ADDITION SECTION ONE, said Lot 34 being described in a deed from Edleen Begg to Albin Jacobson and Milton Cockrum, dated February 26, 1959, and recorded in Volume 2013, Page 107 of said Deed Records; said stake set bearing S 59° 13' E 140.04 ft. distant from an iron pipe found marking the northwest corner of said Lot 29 and the southwest corner of said Lot 34.

Thence continuing along said 1.43 acre west line, and along the east line of said Lot 34, N 30° 47' E 189.86 ft. to an iron stake set at the northwest corner of said 1.43 acre tract and the northeast corner of said Lot 34; said stake set bearing S 59° 11' 30" E 139.97 ft. distant from an iron pipe found marking the northwest corner of said Lot 34; said stake also lying in an old wire fence line, and also in the south margin of Meldrum Road; for the Northwest corner hereof.

Thence proceeding along the north line of said 1.43 acre tract and the south margin of said Meldrum Road, S 59° 11' 30" E 149.83 ft. to an iron pipe found marking the northeast corner of said 1.43 acre tract and the northwest corner of that 0.57 acre tract described in a deed from Robbie Lee Ellis, et al, to Robbie Lee Ellis, et ux, dated November 11, 1972, and recorded in Volume 4501, Page 1870 of said Deed Records; for the Northeast corner hereof.

Thence leaving said Meldrum Road, and proceeding along the east line of said 1.43 acre tract and the west line of said 0.57 acre tract, S 30° 47' W 414.80 ft. to an iron pipe found marking the southeast corner of said 1.43 acre tract and the southwest corner of said 0.57 acre tract; said point lying in the north margin of the aforementioned Texas State Highway 71; for the Southeast corner hereof.

Thence proceeding along the south line of said 1.43 acre tract and the north margin of said highway, N 59° 13' W 149.85 ft. to the POINT OF BEGINNING, containing 1.43 acre of land.

Note: Refer to the accompanying plat.

STATE OF TEXAS I KNOW ALL MEN BY THESE PRESENTS: That I, Michael Williamson County I Meador, Registered Public Surveyor No. 1966 of the State of Texas, do hereby certify that: during the month of JUNE 1982, I surveyed on the ground the tract(s) of land described hereon, and this description is true and correct; and that there are no known significant discrepancies, shortages in area or boundary lines, encroachments or overlapping of improvements, or visible or apparent easements or public roadways, except as may be indicated hereon; and that this tract has access to and from a public roadway, except as may be indicated hereon.

Witness my hand and seal of office at Georgetown, Williamson County, Texas, this 22nd day of JUNE, 1982.

Michael Meador
Registered Public Surveyor No. 1966
Georgetown, Texas

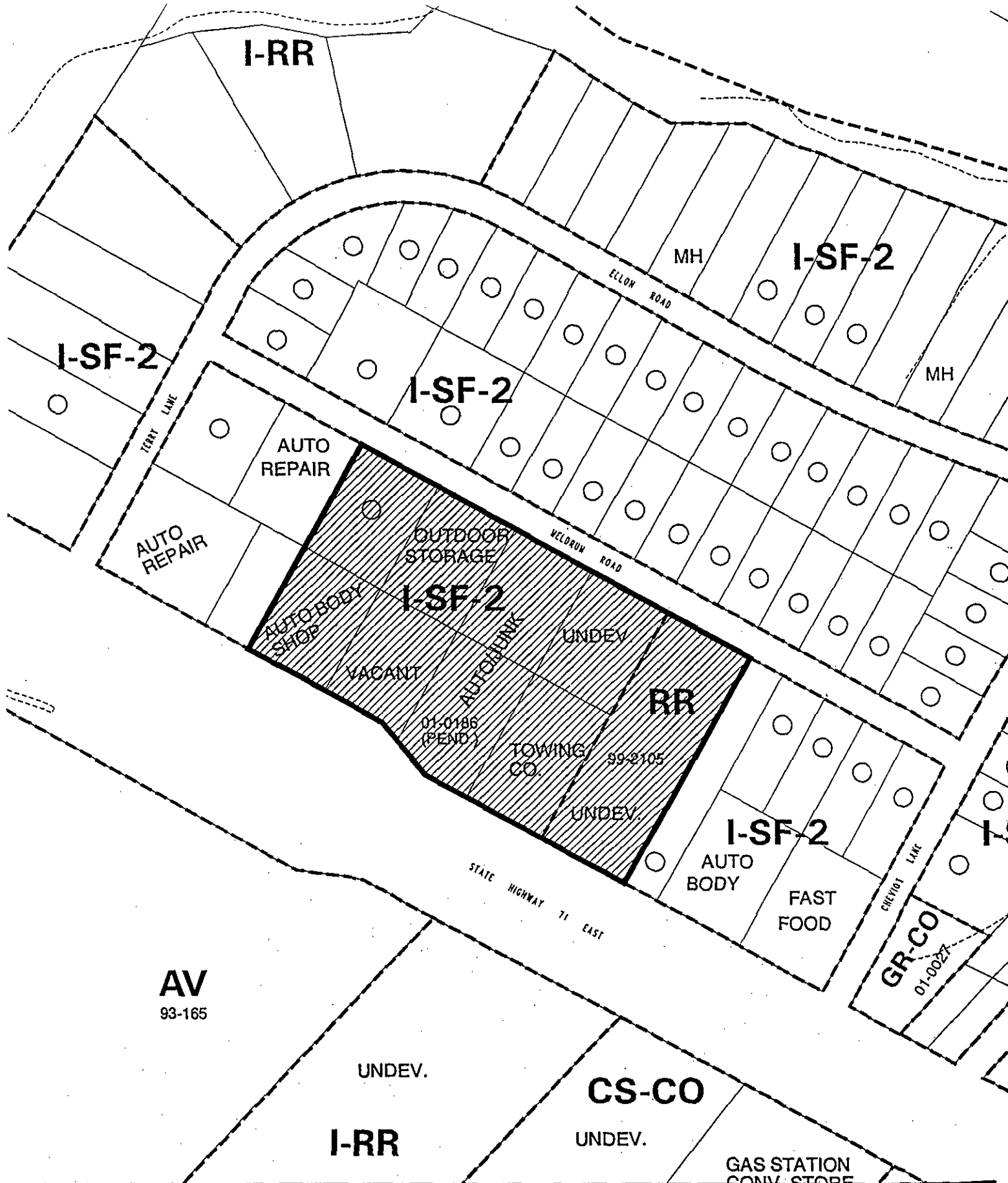





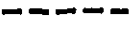
By Deputy:

P. MACHADO

I, Dana DeBeauvoir, County Clerk, Travis County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office. Witness my hand and seal of office on

APR 22 2002



 1" = 200'	SUBJECT TRACT		ZONING <i>EXHIBIT B</i> CASE #: C14-01-0186 ADDRESS: 3039-3101 ST. HWY 71 & 2908-3004 MELDRUM RD. SUBJECT AREA (acres): 6.480	DATE: 02-03 INTLS: SM	CITY GRID REFERENCE NUMBER P17
	PENDING CASE				
	ZONING BOUNDARY				
	CASE MGR: A. BEAUDET				